



**Trinity Quay, Page Stair Lane, KING'S LYNN, PE30 1NQ**

**welcome to**

**Trinity Quay, Page Stair Lane, KING'S LYNN**

William H Brown are delighted to offer to market this well presented and spacious one bedroom apartment, located within walking distance of Kings Lynn Town Centre, benefitting from river views and an allocated parking space. Viewing highly recommended!



## Entrance Hall

Storage Cupboard, Entry Phone System

## Lounge

22' 4" max x 14' 9" ( 6.81m max x 4.50m )

Two night storage heaters, Window to Front and Rear, Doors leading to balcony

## Kitchen

12' x 5' 7" ( 3.66m x 1.70m )

Range of Wall and Base Units, Sink and Mixer Tap, Integrated Oven with Integrated Electric Hob and Extractor Fan, Space for Freestanding Washing Machine, Fridge/Freezer and Dishwasher

## Bedroom

13' 4" x 10' 8" ( 4.06m x 3.25m )

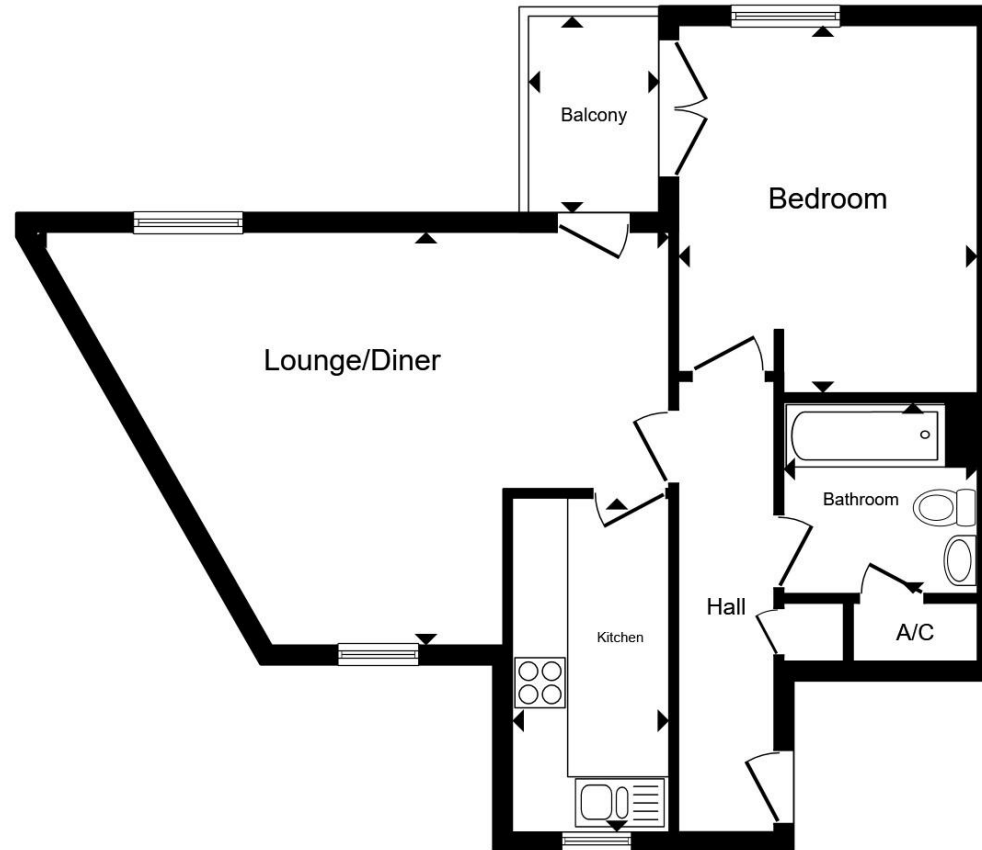
Night storage heater, Window to Rear

## Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Extractor fan

## Outside

Allocated Parking Space and Communal Gardens



Total floor area 53.7 m<sup>2</sup> (578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Trinity Quay, Page Stair Lane, KING'S LYNN

- One Bedroom Apartment
- Beautiful River Views
- Spacious Lounge/Diner
- Kitchen
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119513 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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